



WHITESTOWN PLAN COMMISSION
Monday, September 11, 2023
6:30PM
Whitestown Municipal Complex
6210 Veterans Drive
In Person and Zoom Meeting
(see participation info below)

The meeting will be held in person (with socially distanced seating for those in attendance) and via videoconference. If you would like to participate or observe the meeting via zoom videoconference, please send an email to lmckeeper@whitestown.in.gov to register for the meeting no later than 4:00 p.m. on September 11, 2023. Your email should include your name and address, and the subject line should state "Whitestown WPC Meeting." Valid registrants will then be sent via email information on how to access the videoconference.

For questions on participating or sending public comment, please contact the Planning Department at planning@whitestown.in.gov no later than noon on the date of the meeting.

AGENDA

- 1. OPENING THE MEETING**
 - a. Call to Order
 - b. Pledge of Allegiance
 - c. Roll Call
- 2. APPROVAL OF THE AGENDA**
 - a. 08/14/2023 [Meeting Minutes](#)
- 3. PUBLIC REQUEST TO SPEAK** (Topics NOT related to an Agenda item)
Please limit comments to 3-5 minutes to allow others time to address the Commission.
- 4. PRESENTATIONS**
- 5. UNFINISHED BUSINESS**
- 6. NEW BUSINESS** (public hearing)

- a. **PC23-033-PP and PC23-034-CP Speed Wagon Truck Parking** – These dockets have been withdrawn.
- b. **PC21-046-DP Hoosier To-Go Commitment Modification** – [Staff Memo Attachment](#)
- c. **Prairie Chase Plat Vacation** - [Exhibit](#)
- d. **PC23-035-PP Mann Brothers Friendly Market** - The petitioner is requesting a review of a Primary Plat known as Friendly Market Subdivision. The site in question is located at the northeast corner of Albert S White Drive and CR S 450 E in Whitestown. The applicant is proposing to combine two existing parcels into one lot. The site is zoned Light Industry (I-1) and I-65 Overlay. The applicant is Starr Associates, LLC. and the owner is Mann Brothers Holdings, LLC. [Staff Report](#)
- e. **PC23-036-CP Mann Brothers Friendly Market** - The petitioner is requesting a review of a Concept Plan known as Friendly Market. The site in question is located at the northeast corner of Albert S White Drive and CR S 450 E in Whitestown. The applicant is proposing to construct a convenience store gas station with associated fuel stations and parking. The site is zoned Light Industry (I-1) and I-65 Overlay. The applicant is Starr Associates, LLC. and the owner is Mann Brothers Holdings, LLC. [Staff Report](#)
- f. **PC23-040-CP Rego Fix** - The petitioner is requesting a review of a Concept Plan known as Rego-Fix Building Addition. The site in question is located at 4420 Anson Boulevard in Whitestown. The applicant is proposing to construct a 12,034 square foot building addition and associated parking to an existing development. The site is zoned Anson Planned Unit Development (PUD) and I-65 Overlay. The applicant and owner is Rego Fix. [Staff Report](#)
- g. **PC23-041-DP Rego Fix** - The petitioner is requesting a review of a Development Plan known as Rego-Fix Building Addition. The site in question is located at 4420 Anson Boulevard in Whitestown. The applicant is proposing to construct a 12,034 square foot building addition and associated parking to an existing development. The site is zoned Anson Planned Unit Development (PUD) and I-65 Overlay. The applicant and owner is Rego Fix. [Staff Report](#)
- h. **Approval of Whitestown Thoroughfare Plan Updates** – [Exhibit](#)
- i. **2024 WPC Calendar Approval** – [2024 Calendar](#)

7. OTHER BUSINESS

8. ANNOUNCEMENTS

9. ADJOURNMENT

**** Click on the blue links to view the document associated with the agenda item**

The meeting will be live streamed on YouTube and available for viewing during the meeting and after at

<https://youtube.com/live/1nU2JvPS3B0>

The next regular meeting is scheduled for **Monday, October 9, 2023** at 6:30 PM. NOTICE: This agenda is sent as a courtesy to the public and while steps are taken to ensure that all items to come before the Commission are listed; Changes can be made to the agenda after it is e-mailed to the public. Please call Katie Barr, ADA Compliance Officer, at (317) 671-9461 48 hours in advance, if accommodations for individuals with disabilities are needed in order that advance arrangements can be made pursuant to the Americans with Disabilities Act of 1990. Reasonable accommodations will gladly be provided.